

CHARLES ORLEBAR

Estate Agents & Auctioneers



16 West Street, Stanwick, NN9 6QY

£400,000



3



1



1





£400,000

16 West Street

Stanwick, NN9 6QY

- 3 Bedrooms
- Dressing area to main bedroom (scope to become ensuite)
- Approx 140ft garden
- Walking distance to pubs, shop, schools, nurseries and countryside
- Open plan kitchen with underfloor heating
- Air con
- Office with its own external door
- Ample offroad parking

Situated on West Street in the heart of Stanwick, this impressive detached home offers spacious and versatile accommodation within walking distance of Stanwick Lakes, The Stanwick Hotel, Duke of Wellington pub, village school and nurseries, post office/shop, For The Love of Wine bar and beautiful countryside walks.

Originally designed as a four-bedroom property, the home has been reconfigured to create a substantial three-bedroom layout with a dressing area to the principal bedroom. There remains excellent scope to adapt the first floor back to four bedrooms or convert the dressing area into an ensuite, subject to requirements.

The ground floor is perfectly suited to modern family living, centred around a stunning extended open-plan family kitchen/dining space featuring skylights, underfloor heating, fitted appliances and a contemporary island kitchen. Additional accommodation includes a cloakroom/WC, internal access to the garage currently utilised as a utility area, and a dedicated home office with its own side entrance – ideal for anyone running a business from home.

Outside, the property continues to impress with block-paved off-road parking for three vehicles and a remarkable rear garden measuring approximately 140ft in length, backing onto a stream within the grounds of Stanwick Hall. Gardens of this size, so close to the village centre, are rarely available.

Further benefits include air conditioning to both the office and principal bedroom.

Call 01933 313600 for an exclusive viewing!



Hall

Office

11'10" x 8'4" (3.60m x 2.53m)

WC

Garage/utility

13'2" x 8'2" (4.01m x 2.50m)

Kitchen/Dining/Family Room

27'7" x 17'2" (8.41m x 5.24m)

Landing

Bedroom 2

8'3" x 9'9" (2.51m x 2.96m)

Cupboard

Bedroom 3

11'7" x 7'2" (3.52m x 2.18m)

Shower Room

Bedroom 1

11'10" x 10'4" (3.60m x 3.16m)

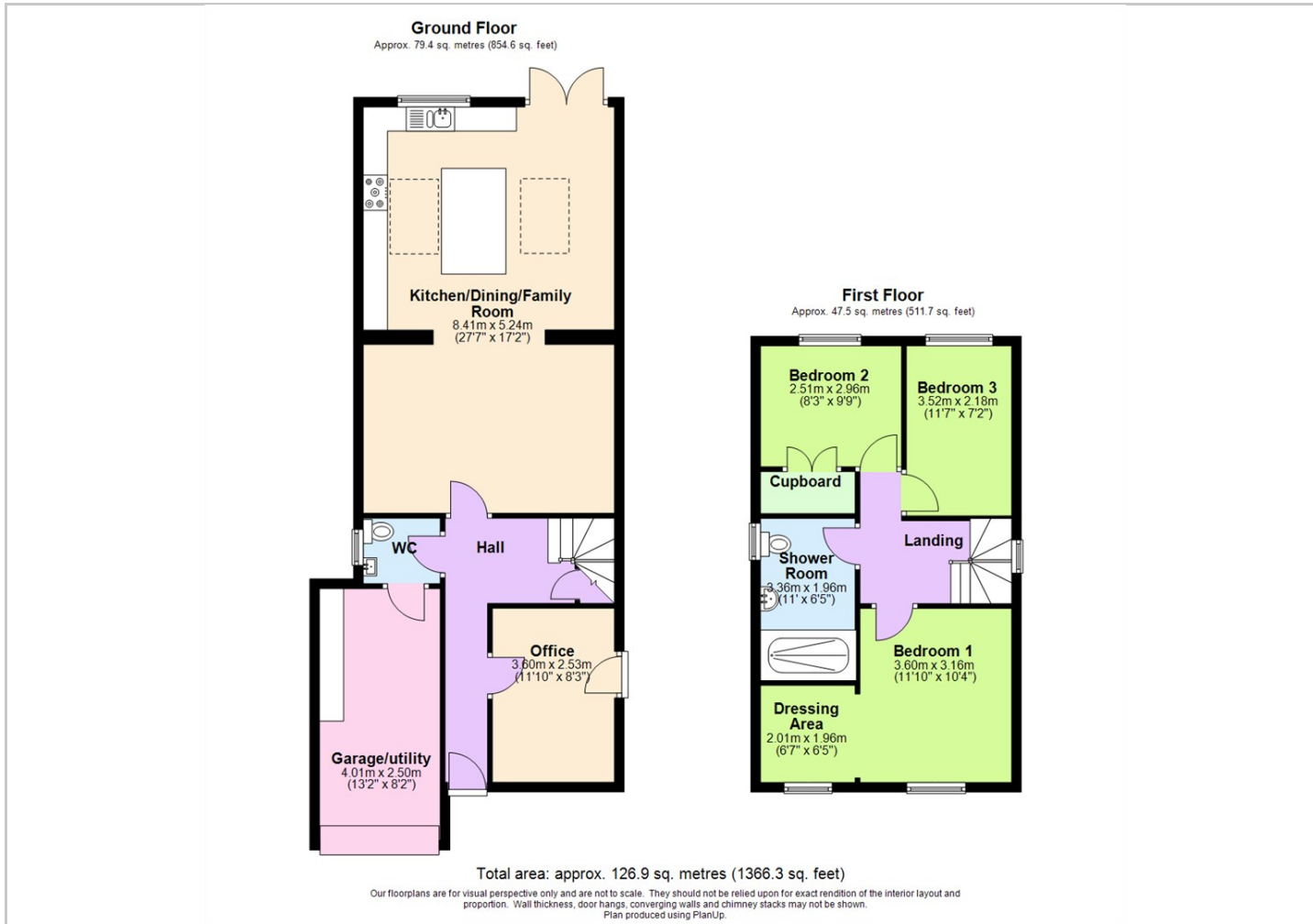
Dressing Area

6'7" x 6'5" (2.01m x 1.96m)





Floor Plans



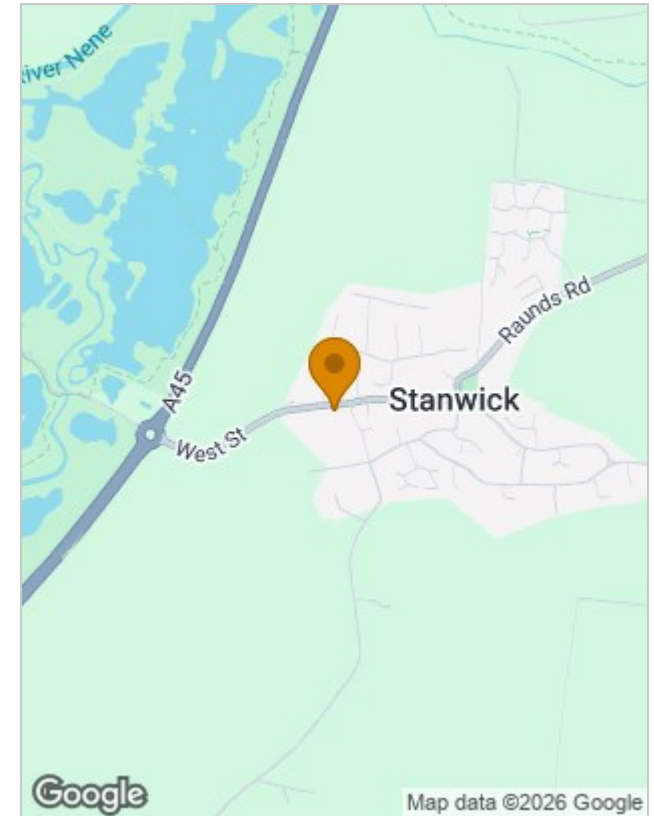
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

CHARLES ORLEBAR ESTATE AGENTS 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: C

Tenure: Freehold